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2010 MAR 10 AM 9:13

Franciszek Niemyjski
12686 W Jasmine Trl.
Peoria, AZ 85383

CLERK
U.S. BANKRUPTCY
DISTRICT OF ARIZONA


**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**








Franciszek Niemyjski
Debtor,
vs.
Federal National Mortgage Associations
Respondents

Chapter 13
No. 2:09-bk-27810-CGC

RESPONSE TO MOTION FOR
RELIEF FROM STAY

Trustee Sale that happened on December 8th, 2009 should have not happened due to automatic stay. With accordance with Title 11 USC § 362 (c)(1) primary residence stays as part of estate until the case is closed.
Another reason used for filling motion for relief from stay was no equity in the property which is not true either. See attachment "A" with same home models in the same community as primary residence of the Debtor which sold within last 6 months for price higher than mortgage amount.


Pro Se
Franciszek Niemyjski
12686 W Jasmine Trl.
Peoria, AZ 85383

		Price / Status / MLS #	Map Code/Grid	Dwelling Type	# Bedrooms	# Bathrooms	Approx SQFT	Subdivision	Auction	Listing Member
1		\$317,725 12980 W KOKOPELLI DR Peoria, AZ 85383 Closed / 4301696	H29	SF	3	3	2,111	Trilogy at Vistancia		
	Status Change									
2		\$317,000 12907 W BENT TREE DR Peoria, AZ 85383 Closed / 4038530	H29	SF	2	2	2,193	Trilogy at Vistancia		
3		\$332,000 12457 W MAYA WAY Peoria, AZ 85383 Closed / 4267113	H29	SF	2	2	2,193	Trilogy at Vistancia		
4		\$344,900 29269 N 130TH GLN Peoria, AZ 85383 Closed / 4309144	H29	SF	2	1.75	2,193	trilogy		
	Status Change									
5		\$353,900 29306 N 130TH DR Peoria, AZ 85383 Closed / 4266317	H29	SF	2	2	2,153	TRILOGY		
6		\$389,000 27463 N 130TH DR Peoria, AZ 85383 Closed / 4279694	H29	SF	3	2	2,193	Trilogy at Vistancia		
7		\$420,000 27617 N MAKENA PL Peoria, AZ 85383 Closed / 4270143	H29	SF	2	2	2,193	Trilogy at Vistancia		

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Attachment "A"

Pages : 15



4301696 Residential Single Family - Detached Closed	
Beds/Baths: 3 / 3 SF: 2,111 / County Assessor Year Built: 2006 Pool: Both Private & Community EF: 33RDPQ2.5G Approx Lot SqFt: 7,842 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Trilogy at Vistancia Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 12900 W Map Code/Grid: H29 Bldg Number:
Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult	High School Dist #: 011 - Peoria Unified District High School: Adult

Cross Streets: Happy Valley/Lake Pleasant Road **Directions:** 101 to 75th Ave, North to Deer Valley Rd, L to Lake Pleasant, R to Happy Valley, L to Trilogy Blvd, L on 130th Ave, L on Kokopelli to property

Remarks: LENDER OWNED**WONDERFUL OPPORTUNITY ON THIS BEAUTIFUL HOME IN THE 55+ COMMUNITY OF TRILOGY**HOME INCLUDES A PRIVATE COURTYARD AND A GUEST HOUSE**GOURMET KITCHEN WITH SS APPLIANCES AND STAGGERED CABINETS**BACKYARD HAS AN EXTENDED PATIO AND PLAY POOL**HURRY HURRY!! DON'T MISS OUT ON THIS GREAT OPPORTUNITY**AS-IS-SELLER MAKES NO WARRANTIES OR GUARANTIES**CALL AGENT FOR AVAILABILITY**PLEASE ALLOW 2-3 BUSINESS DAYS FOR SELLER'S RESPONSE

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2.5 Car Garage Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd; Gated Community; Guarded Entry Exterior Features: Separate Guest House; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) Features: Complex Feature: Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; On-Site Guard	Kitchen Features: Other (See Remarks) Master Bathroom: 3/4 Bath Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen: Breakfast Bar; Dining in LR/GR; Breakfast Room Other Rooms: Guest Qtrs-Sep Entrn Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: TRILOGY AT VISTANCIA PARCEL C22 AN: 510-03-251 Lot Number: 1056 Town-Range-Section: 5N-1W-35 Cty Bk&Pg: Plat: Taxes/Yr: \$ 2,899/2009 Ownership: Fee Simple New Financing: Cash; CTL; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Trilogy at Vistancia HOA Telephone: 602-906-4914	HOA Fee/Paid: \$ 531/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Clubhouse/Rec Center; Prof Managed	Rec Center: Y Rec Center Fee: 0 Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 16 / 16 Close of Escrow Date: 03/08/2010 Off Market Date: 12/23/2009	List Price: \$ 296,900 Sold Price: \$ 317,725 Sold Price/SqFt: \$ 150.51 Loan Type: Conventional	Special Listing Cond: Age Rstrt (See Rmks); Lender Owned Prop Status Update:

Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	
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Listed by: Juli Feinberg (crst01)

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4038530 Residential Single Family - Detached Closed	
Beds/Baths: 2 / 2 SF: 2,193 / County Assessor Year Built: 2006 Pool: Community EF: 22RDO2G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Trilogy at Vistancia Tax Municipality: Peoria Marketing Name: Trilogy at Vistancia Planned Cmty Name: Trilogy at Vistancia Model: Civitas Builder Name: Shea Hun Block: 2700 N Map Code/Grid: H29 Bldg Number:
Ele Sch Dist: 000 - Out of Area Elementary School: Other Jr. High School: Other	High School Dist #: 000 - Out of Area High School: Other

Cross Streets: Lake Pleasant & Happy Valley **Directions:** West on Happy Valley becomes Vistancia Blvd, Left on Trilogy Blvd, Left on Eagle, Left on Hedge Hog, Right on Bent Tree

Remarks: PRICE REDUCTION..... Fabulous Tuscan Style Civitas Model with private resort like backyard. This wonderful home shows better than a model. Entry is through a beautiful private courtyard. Upgraded kitchen with staggered cabinets and granite counters. Great room with media niche and views of the one of a kind backyard with custom BBQ, fountain and entertaining area. Private office with built in desk. Den has custom etched glass French Doors. Extended garage with cabinets and work bench.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage; Extned Lngth Garage; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd; Desert Front; Desert Back; Guarded Entry Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back; Built-in BBQ Features: 9+ Flat Ceilings; Fire Sprinklers; No Interior Steps Complex Feature: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Concierge; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room; Den/Office Basement Description:	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: TRILOGY AT VISTANCIA PARCEL C28 AN: 510-03-179 Lot Number: 1002 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 2,515/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 486/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates

Pricing and Sale Info

Listing Contract Info

CDOM/ADOM: 350 / 350
Close of Escrow Date: 10/29/2009
Off Market Date: 09/11/2009

List Price: \$ 320,000
Sold Price: \$ 317,000
Sold Price/SqFt: \$ 144.55
Loan Type: Conventional
Loan Years: 30
Payment Type: Fixed
Pnts Pd By Buyer: 0
Pnts Pd By Seller: 0
Closing Cost Split: Normal - N

Special Listing Cond: Age Rstrt (See Rmks)
Status Update:

Listed by: HomeSmart (cri04)

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4267113 Residential Single Family - Detached Closed	
Beds/Baths: 2 / 2 SF: 2,193 / Builder Year Built: 2005 Pool: Both Private & Community EF: 22RPS02.5G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Trilogy at Vistancia Tax Municipality: Peoria Marketing Name: Trilogy Planned Cmty Name: Trilogy Model: Civitas Builder Name: Shea Hun Block: 26900 N Map Code/Grid: H29 Bldg Number:
Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult	High School Dist #: 011 - Peoria Unified District High School: Adult

Cross Streets: Happy Valley & Lake Pleasant **Directions:** West on Happy Valley left at Trilogy entrance (approx: 5 miles) Stop at guard gate. Through gate to Blue Sky, left to 125th Ave. Right to Bajada, quick left than quick right to Maya. left to home

Remarks: This home has it all, south Facing backyard, Tuscan elevation with upgraded doors and private courtyard. Chiseled edge tile in all areas except bedrooms with upgraded carpet. Custom kitchen with built-in stainless steel appliances, trash compactor, Staggered oak raised panel cabinets with designer package and rubbed bronze hardware, gas range, slab granite with undermount sink and exit to courtyard. Upgraded lighting and hardware throughout. Master bedrm has bay window and separate exit and custom designed closet by Classy closets. Mstr bath has Granitex counters, custom trim, 1/4 glass shower door. Great room & den lots of custom built-in's. Private backyard has a Pebble-Tec Paddock Pool, self clean system, Built-in BBQ, Hot Springs SPA with no homes behind, Extended garage.

Master Bedroom	16 15	Bedroom 2	15 12	Kitchen	15 13
Den	20 12	Family Room	26 30		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2.5 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Above Ground Spa Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd; Desert Front; Desert Back; Gated Community; North/South Exposure Exterior Features: Covered Patio(s); Pvt Yrd(s)/Crttyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Fire Sprinklers; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; On-Site Guard; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Compactor; Pantry Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room; Den/Office Basement Description:	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Brick Trim/Veneer Construction: Frame - Wood Roofing: Concrete Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrmg Multi Rms Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones; R-Value Upgrades; Recirculation Pump	County Code: Maricopa Legal Subdivision: DESERT BLOOM AT TRILOGY AT VISTANCIA PARCEL C31 AN: 510-02-182 Lot Number: 411 Town-Range-Section: 5N-1W-35 Cty Bk&Pg: Plat: Taxes/Yr: \$ 2,621/2010 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

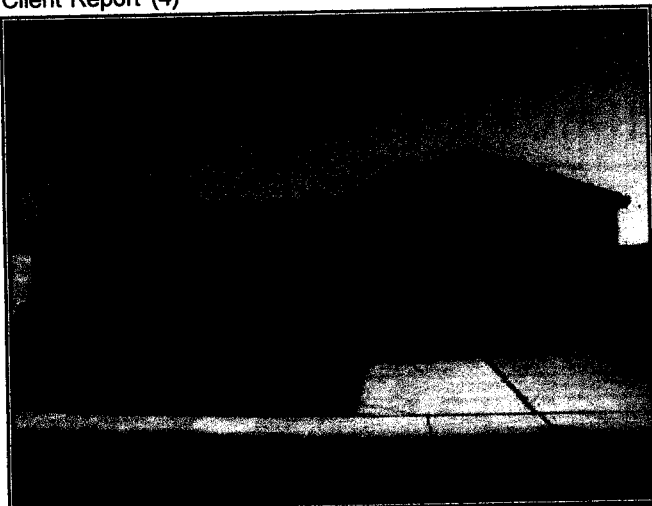
Homeowner Association Information

Homeowners Assoc: Y HOA Name: Trilogy Comm Assoc HOA Telephone:	HOA Fee/Paid: \$ 531/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0
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PAD Fee: \$ 0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 68 / 68 Close of Escrow Date: 12/31/2009 Off Market Date: 12/29/2009	List Price: \$ 349,000 Sold Price: \$ 332,000 Sold Price/SqFt: \$ 151.39 Loan Type: VA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Age Rstrt (See Rmks); Owner/Agent Status Update:
Listed by: Realty Executives (reax33)		

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4309144		Residential	Single Family - Detached	Closed
Beds/Baths: 2 / 1.75 SF: 2,193 / Builder Year Built: 2008 Pool: Community EF: 21.75RXNO2G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: trilogy Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Model: CIVITAS Builder Name: SHEA HOMES Hun Block: 292 N Map Code/Grid: H29 Bldg Number:		
Ele Sch Dist: 000 - Out of Area Elementary School: Adult Jr. High School: Adult		High School Dist #: 000 - Out of Area High School: Adult		

Cross Streets: VISTANCIA BLVD/TRILOGY BLVD **Directions:** NORTH ON LAKE PLEASANT ROAD (99 TH AVE) TO HAPPY VALLEY ROAD--WEST TO TRILOGY BLVD--THROUGH GATE TO MODEL HOME COMPLEX.

Remarks: TAXES ARE ESTIMATE--GREAT CIVITAS FLOOR PLAN IN STATE OF THE ART ADULT QUALIFIED COMMUNITY--GOLF COURSE IN COMMUNITY--SUPER CLUB HOUSE WITH A VARIETY OF AMENITIES--THIS HOME IS HIGHLY UPGRADED WITH SPECTACULAR FLOORING, BEAUTIFUL CABINETS, COUNTER TOPS, FP IN GREAT ROOM, BAY WINDOW IN MASTER SUITE, FRONT AND REAR YARD LANDSCAPING, TWO-TONE INTERIOR PAINT, ETC...

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Exterior Features: Covered Patio(s) Features: Complex Feature: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course	Kitchen Features: Range/Oven; Dishwasher; Disposal; Refrigerator Master Bathroom: 3/4 Bath Master Bdrm: Separate Shwr & Tub; Double Sinks Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Breakfast Bar; Breakfast Room Other Rooms: Den/Office Basement Description:	Const - Finish: Stucco Construction: Frame - Wood Construction Status: Complete Spec Home Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: TRILOGY AT VISTANCIA PARCEL C3 REPLAT AN: 510-06-560 Lot Number: 1890 Town-Range-Section: 5N-1W-26 Cty Bk&Pg: Plat: Taxes/Yr: \$ 2,900/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: By Agreement

Homeowner Association Information

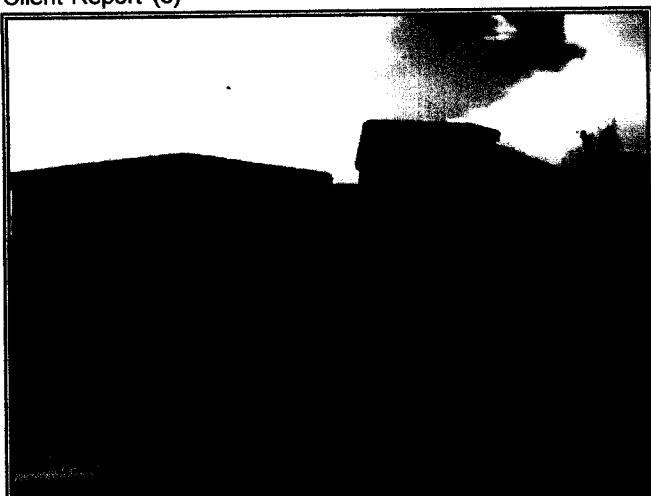
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 199/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks)	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 33 / 33 Close of Escrow Date: 03/08/2010 Off Market Date: 01/24/2010	List Price: \$ 344,900 Sold Price: \$ 344,900 Sold Price/SqFt: \$ 157.27 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0	Special Listing Cond: Age Rstrt (See Rmrks) Status Update:

Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	
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Listed by: R.E. Lockman & Co. Inc. (lock01)

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	4266317	Residential	Single Family - Detached	Closed
	Beds/Baths: 2 / 2 SF: 2,153 / Builder		Subdivision: TRILOGY Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Model: CIVITAS Builder Name: SHEA HOMES Hun Block: 29000 N Map Code/Grid: H29 Bldg Number:	
	Year Built: 2008 Pool: Community EF: 22RNO2G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		High School Dist #: 000 - Out of Area High School: Adult	
	Ele Sch Dist: 000 - Out of Area Elementary School: Adult Jr. High School: Adult			

Cross Streets: VISTANCIA BLVD/TRILOGY BLVD **Directions:** NORTH ON LAKE PLEASANT ROAD(99 AVE) TO HAPPY VALLEY ROAD--WEST TO TRILOGY BLVD--SOUTH TO MODEL COMPLEX

Remarks: TAXES ARE ESTIMATE--STATE OF THE ART ADULT QUALIFIED COMMUNITY--BEAUTIFUL CIVITAS PLAN WITH 2 BEDROOMS AND DEN, GREAT ROOM WITH VIEWS TO REAR YARD, WRAP-A-ROUND REAR PATIO, GOURMET KITCHEN WITH NOOK, MANY UPGRADES INCLUDED IN HOME--OPEN 10/2 AND 10/3.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Exterior Features: Covered Patio(s) Features: Complex Feature: Biking/Walking Path; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s)	Kitchen Features: Range/Oven; Dishwasher Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Den/Office Basement Description:	Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Construction Status: Complete Spec Home Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: TRILOGY AT VISTANCIA PARCEL C3 REPLAT AN: 510-06-561 Lot Number: 1891 Town-Range-Section: 5N-1W-26 Cty Bk&Pg: Plat: Taxes/Yr: \$ 4,200/2008 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: By Agreement

Homeowner Association Information

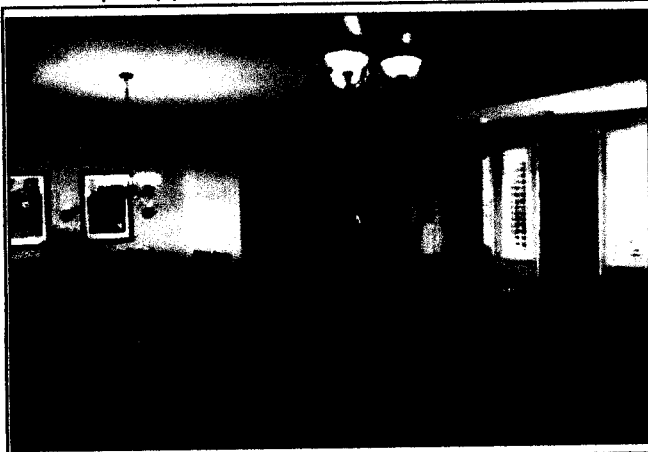
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 177/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 67 / 68 Close of Escrow Date: 12/30/2009 Off Market Date: 12/08/2009	List Price: \$ 353,900 Sold Price: \$ 353,900 Sold Price/SqFt: \$ 164.38 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0	Special Listing Cond: Age Rstrt (See Rmks) Status Update:

Closing Cost Split: Normal - N

Listed by: R.E. Lockman & Co. Inc. (lock01)

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4279694	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 SF: 2,193 / Builder		Subdivision: Trilogy at Vistancia Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Trilogy at Vistancia Model: Civitas Builder Name: Shea Hun Block: 13050 W Map Code/Grid: H29 Bldg Number:	
Year Built: 2006 Pool: Community EF: 32R02.5G Approx Lot SqFt: / Apx Lot Size Range: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached		High School Dist #: 011 - Peoria Unified District High School: Adult	
Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult			

Cross Streets: Happy Valley & Lake Pleasant **Directions:** W on Happy Valley, L on Trilogy Blvd, L on Eagle Trail, L on 130th Drive to home on Left.

Remarks: STOP the CAR HONEY, I FOUND it - Model PERFECT FURNISHED (turn key) HOME on a fantastic wash lot. The Desert VIEWS are SPECTACULAR. The FURNITURE in this HIGHLY UPGRADED Home is available w/a separate bill of sale. SPACIOUS KITCHEN is PERFECT for ENTERTAINING w/GRANITE SLAB counters & FULL DECORATIVE BACKSPLASH, GORGEOUS MAPLE STAGGERED Cabinets w/SLIDE OUT SHELVES. The SPACIOUS Great Room w/CUSTOM BUILT-IN ENTERTAINMENT CENTER is OPEN to the kitchen & dining area. HIGHLY UPGRADED Master Bedroom & Master Bath - Check out the Photo's. Plantation Shutters in all the right places. Enter in the WELCOMING PRIVATE FRONT COURTYARD & RELAX in the PEACEFUL & PRIVATE BACKYARD where you are a part of NATURE. Then go to the KIVA CLUB & ENJOY the AMMENITIES of a 5 STAR RESORT. AAH - this is LIFE IN AZ

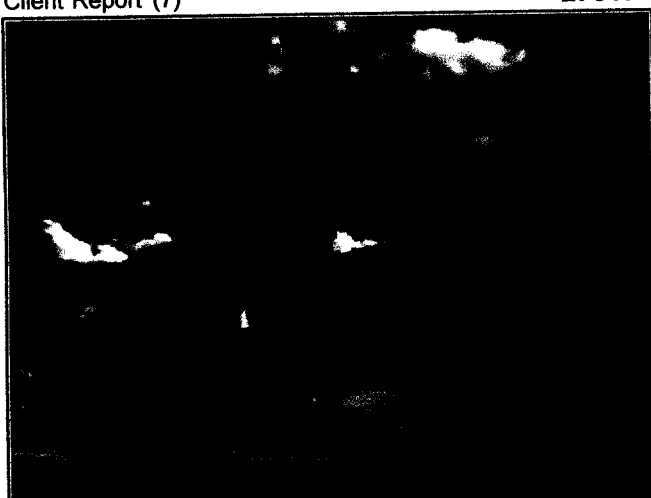
Master Bedroom	15 15	Bedroom 2	14 12	Kitchen	12 12		Living Room	25 19
Den	13 12							

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2.5 Car Garage; Extned Lngth Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Border Pres/Pub Lnd; Golf Course Subd; Desert Front; Desert Back; Mountain View(s); Gated Community; Adjacent to Wash Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: 9+ Flat Ceilings; Central Vacuum; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Concierge; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room; Den/Office Basement Description:	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: TRILOGY AT VISTANCIA PARCEL C25 AN: 510-03-645 Lot Number: 1318 Town-Range-Section: 5N-1W-35 Cty Bk&Pg: Plat: Taxes/Yr: \$ 2,859/2008 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req; Special Asmnt Dist Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Associated Asset Mgm	HOA Fee/Paid: \$ 597/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks);
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HOA Telephone: 602-906-4914	HOA Transfer Fee Amt: 90	Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: \$1600 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info		Listing Contract Info
CDOM/ADOM: 94 / 94 Close of Escrow Date: 02/16/2010 Off Market Date: 01/28/2010	List Price: \$ 392,500 Sold Price: \$ 389,000 Sold Price/SqFt: \$ 177.38 Loan Type: Conventional Loan Years: 30 Payment Type: Interest Only Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N		Special Listing Cond: Age Rstrt (See Rmks) Status Update:
Listed by: HomeSmart (crl04)			

	4270143 Residential Single Family - Detached Closed	
	Beds/Baths: 2 / 2 SF: 2,193 / Builder Year Built: 2006 Pool: Community EF: 22RO2G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Trilogy at Vistancia Tax Municipality: Peoria Marketing Name: Trilogy at Vistancia Planned Cmty Name: Trilogy at Vistancia Model: CIVITAS Builder Name: SHEA Hun Block: 12600 W Map Code/Grid: H29 Bldg Number:
	Ele Sch Dist: 000 - Out of Area Elementary School: Adult Jr. High School: Adult	High School Dist #: 000 - Out of Area High School: Adult

Cross Streets: Happy Valley & Lake Pleasant Pkwy **Directions:** West on Happy Valley, becomes Vistancia Blvd. Left on Trilogy Blvd to gate. Left on Blue Sky. Right on Makena to home on left.

Remarks: Beautiful Civitas on the 16th championship tee (views, but no golf balls in yard!) overlooking the entire length of the fairway in Trilogy at Vistancia. All the special touches you expect: upgraded KIT w/ stainless appliances, staggered maple cabs w/ chocolate hi-lights, stone counters w/ full backsplash, under-mount sink, R/O water, under-cab lights. Mstr BR has bay window & views. Mstr Bath has upgraded tile counters & shower, upgraded glass shower door. Den upgraded w/ built-in desk & cabs. Plantation shutters thru-out. Ceiling fans in BRs, GrtRm, Den, Mstr Bath. 20inch diagonal tile, sunscreens thru-out. Courtyard entry w/ coated flooring. Patio w/ lighted water feature, coated flooring, built in BBQ, and golf views. Shows like a model, feels like home.

Master Bedroom	15 15	Bedroom 2	12 15	Kitchen	12 12	Dining Room	13 13	Living Room	15 29
Den	13 13								

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage; Extnded Lngth Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Golf Course Subd; Desert Front; Desert Back; Gated Community; Guarded Entry; North/South Exposure; Borders Common Area Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crttyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back; Built-in BBQ Features: 9+ Flat Ceilings; Fire Sprinklers; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Complex Feature: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; On-Site Guard; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry Master Bathroom: 3/4 Bath Master Bdrm: Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room; Library-Blt-in Bkcs; Den/Office Basement Description:	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones; Engy Star Appliances	County Code: Maricopa Legal Subdivision: AN: 510-03-059 Lot Number: 882 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 3,229/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Associated AssetMgmt	HOA Fee/Paid: \$ 531/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Self Managed	Rec Center: Y Rec Center Fee: 0
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HOA Telephone: 602-906-4914

Cap Imprv/Impact Fee: unknown
Land Lease Fee: 0

PAD Fee: \$ 0

Listing Dates

CDOM/ADOM: 62 / 62

Close of Escrow Date: 01/19/2010

Off Market Date: 12/09/2009

Pricing and Sale Info

List Price: \$ 449,000

Sold Price: \$ 420,000

Sold Price/SqFt: \$ 191.52

Loan Type: Conventional

Loan Years: 30

Payment Type: Fixed

Pnts Pd By Buyer: 0

Pnts Pd By Seller: 0

Closing Cost Split: Buyer - B

Listing Contract Info

Special Listing Cond: Age Rstrt (See Rmks)
Status Update:

Listed by: Thompson's Realty (thom01)

Prepared by Andrzej Niemyjski All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. March 10, 2010 7:33 AM MST © 2010 MLS and FBS.